



THE CITY OF SAN DIEGO

City of San Diego
Planning & Development Review
Building Development Review
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Building Newsletter 32-1

Encroachments

Interpretations of State and Local Building Codes
1998 California Building Code: Chapter 32
Revision Date: July 1999

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I. Encroachment Permits Not Required

- A. Chapter 32 of the Building Code indicates that certain structures or portions of structures such as balconies, cornices, marquees and awnings may project over property lines. Although Section 3204 permits projections over property lines without an encroachment permit, they may be restricted by provisions of the Zoning Ordinance.
- B. Signs are another type of structure which may project over property lines. They are regulated by Article 5, Chapter IX of the San Diego Municipal Code.
- C. Water lines, sewer laterals, fire services and sidewalk underdrains may all receive engineering permits per standard drawings without encroachment upkeep and removal agreements.

II. Encroachment Permits Required

- A. Buildings and structures which are partially on private property and partially on or over public property require encroachment permits. Plans for

these buildings will be reviewed and construction inspected by this Department. This means that projections onto or over public property, such as underground vaults, overhead pedestrian bridges, etc., will be subject to plan review and inspection even though an encroachment permit has been issued. In addition, buildings which are to be constructed over the public right-of-way require approval by the City Council.

- B. For more information on encroachment permits contact a Plan Review Specialist at (619) 446-5000 or consult Information Bulletin 176 "Steps to Obtain a Permit for Permanent Encroachment." For temporary encroachments contact Traffic Control Permits at (619) 446-5150.

III. Encroachments Not Permitted

Chapter VI, Article 2, Division 1 of the San Diego Municipal Code no longer permits fences and walls in the public right-of-way unless the encroachment can be shown to directly benefit the City of San Diego.